



39 Conference Court, Scunthorpe, DN16 3SZ

£175,000

Perfect bungalow to downsize into, sat in a lovely quiet cul de sac in the Bottesford area, close to amenities and a bus route. Well maintained throughout with a new boiler and bathroom installed in the last year, alongside recent double glazing too. Available with no chain.

You enter via a side door into the kitchen, with a door to the lounge and then an inner hall separating the bedrooms and modern bathroom. Previously a conservatory has been added with access from the second bedroom, an excellent second living space looking over the private garden. There is a drive, with car port covered parking and a garage with an electric door. Low maintenance garden at the front and rear.

Please contact us for a viewing or for more information.

Kitchen 14'0" x 11'2" (4.28 x 3.42)



Garage 16'7" x 9'9" (5.06 x 2.98)



Lounge 16'7" x 10'8" (5.06 x 3.26)



Outside



Bedroom One 12'10" x 10'8" (3.93 x 3.26)



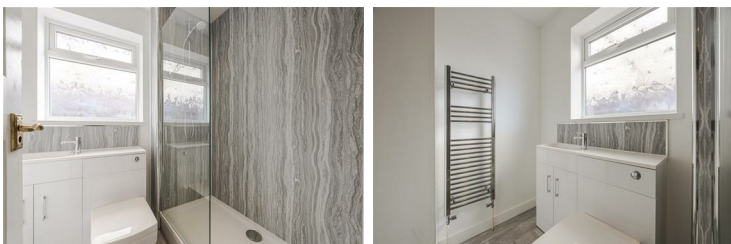
Bedroom Two 8'5" x 7'10" (2.58 x 2.40)



Conservatory 11'2" x 9'3" (3.42 x 2.83)

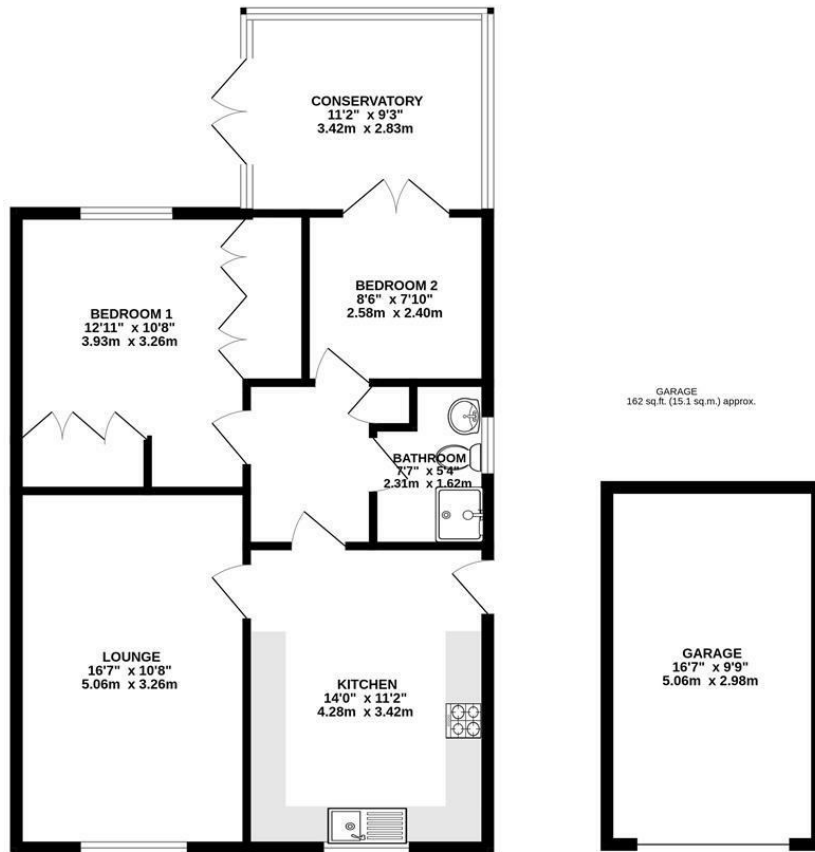


Bathroom 7'6" x 5'3" (2.31 x 1.62)



Floor Plan

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

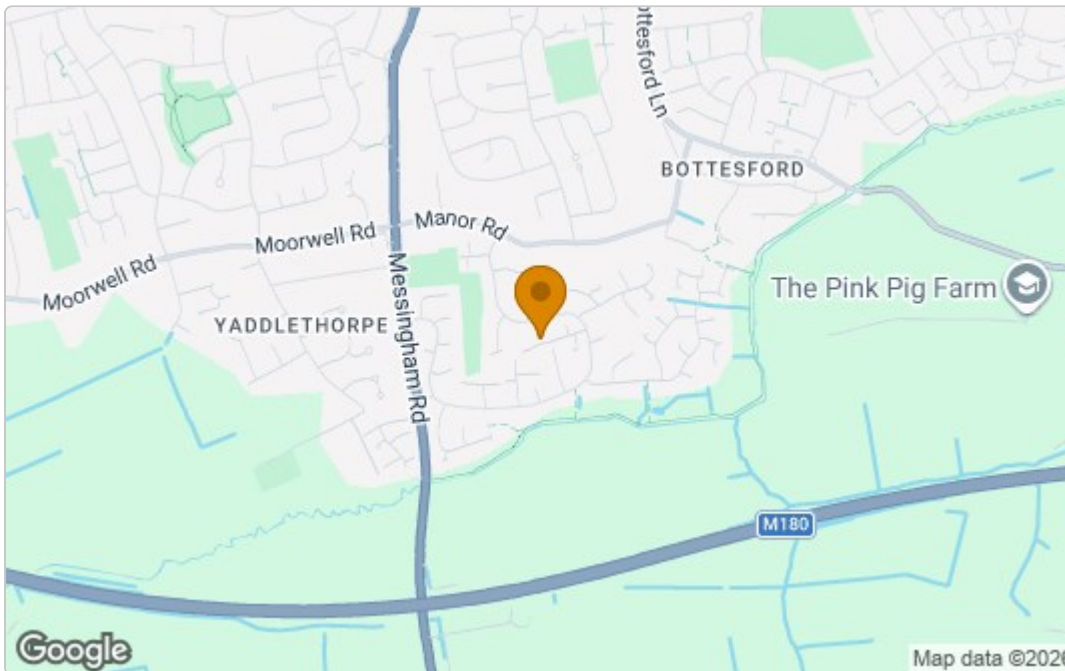


TOTAL FLOOR AREA: 912 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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